



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)

Docket No. _____

1. Property Address 87-89 Broadway
Name of Record Owner(s) Kevin Flynn, Springboard Schools Inc Phone 978-808-6621
Address of Owner 508 Groton Rd, Westford MA
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property 35-2-1
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 69090, Page 294;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) UNDEVELOPED
6. Proposed Use of Property (include # of dwelling units, if any) Mixed use- 3 family w/
commercial unit at first level.
7. Permit applied for in accordance with _____
the following Zoning Bylaw section(s) Article 5 7.13 change of use to Mixed use
Article 11 11.06.1.a 'Broadway'
_____ title(s)
_____ section(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

We are proposing to build a 4 story mixed use structure. The first level will have a commercial space of approx 1250sf and there will be 6 parking spaces located in the back at grade. There will be three residential stories above. Each residence will be approx 1700sf and have 3 bedrooms and separated utilities. The building will have a partial basement serving as storage for the residential units.

(In the statement below, strike out the words that do not apply)

The applicant states that Kevin Flynn is the owner ~~-or- occupant-~~ ~~-or- purchaser-~~ under agreement of the property in Arlington located at 87-89 Broadway which is the subject of this application; and that ~~unfavorable action-~~ ~~-or-~~ no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.


Signature of Applicant(s)

Address

Phone

7/08

BROWN FENOLLOSA ARCHITECTS INC

197 Broadway Arlington MA 02474

p.781.641.9500 f.781-641-9501

The proposed project is for a new 4-story mixed use building along Broadway in East Arlington. It will be situated next door to the new child care facility at 93 Broadway. On the first level there will be a commercial space with approx. 1250sf. Large open windows will face the street and sidewalk at this level. Behind the commercial space at grade and partially tucked under the upper levels we are providing 6 parking spots for the residential units above. On each of the upper three floors, there will be a three bedroom apartment. These are approx. 1700sf in size and will have porches overlooking the streetscape below.

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Zeke Brown
Architect

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 87-89 Broadway

Zoning District B-4

Owner: Kevin Flynn

Address: 508 Groton Rd Westford MA

Present Use/Occupancy: No. of Dwelling Units:
vacant lot

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed use- 3 residential units w/ 1 commercial unit

Uses and their gross square feet:
7,921sf

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	6,004sf	6,004sf	min.
Frontage	67.85'	67.85'	min. 50'-0"
Floor Area Ratio	0	1.5	max. 1.5
Lot Coverage (%) (where applicable)		n/a	max.
Lot Area per Dwelling Unit (square feet)		n/a	min.
Front Yard Depth (Ft.)		3'-0"	min. 0
Side Yard Width (Ft.)		6'-5"	min. 0
		22'-6"	min. 0
Rear Yard Depth (Ft.)		14'-7"	min. 13'-0"
Height			min.
Stories		4	stories 4
Feet		42'-4"	feet 50'-0"
Open Space (% of G.F.A.)			min.
Landscaped (s.f.)		n/a	(s.f.) 0
Usable (s.f.)		n/a	(s.f.) 0
Parking Spaces (No.)		6	min. 6
Parking Area Setbacks (Ft.) (where applicable)		7'-7"	min. 5'-0"
Loading Spaces (No.)		n/a	min.
Type of Construction		IIIB	
Distance to Nearest Building		15' +/-	min.